

Urban Village Element

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
The Urban Village Strategy			
	Discussion	<p>Discussion: The goals and policies in this element <u>outline Seattle’s strategy for accommodating future growth in concentrated transit-oriented, pedestrian-friendly neighborhoods. Seattle’s growth strategy matches diverse housing and employment growth to the provision of the services and infrastructure required to support that growth, while seeking enhancements to the natural environment and the city’s cultural resources. Seattle will accommodate its expected share of the region’s growth while ensuring that the city remains a vibrant and healthy place to live into the future.</u> describe where, how and under what circumstances growth should occur within the 20-year timeframe of this Comprehensive Plan.</p> <p><u>Seattle, at the beginning of the 21st Century, has a large number of appealing mixed-use neighborhoods, which serve as the cores of broader communities. Areas as diverse as Lake City, Columbia City and Uptown provide goods, services, housing and employment to Seattle’s residents and are the key to Seattle’s livability. This plan builds upon that strong foundation by designating those mixed-use neighborhoods as Urban Centers or Urban Villages. The preferred development character is to be achieved by directing future growth to mixed-use neighborhoods – designated as “urban villages”</u></p> <p><u>As Seattle’s population and job base grow, urban villages are the areas where conditions can best support increased density needed to house and employ the City’s newest residents. By concentrating growth in these urban villages, Seattle can build on successful aspects of the city’s existing urban character, continuing the development of concentrated, pedestrian friendly mixed-use neighborhoods of varied</u></p>	Provides a fuller description of the element and the urban village strategy.

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		<p>intensities at appropriate locations throughout the city. Dispersed growth along arterials and in other areas not conducive to pedestrian and transit use and cohesive community development is discouraged. The intent is to accommodate growth by building on successful aspects of the city's existing urban character, continuing the development of concentrated, pedestrian friendly mixed-use urban villages of varied intensities at appropriate locations throughout the city.</p> <p>The City intends will continue to work with its residents, businesses and institutions to promote conditions that will help each of its conducive to helping these communities thrive, but will pay special attention to those areas where the most growth and change is expected.</p> <p><u>Seattle's vision for sustainable growth means that the city will focus on its core values as it grows. This plan envisions a city where growth helps to build stronger communities, heightens our stewardship of the environment, leads to enhanced economic opportunity and security for all residents, and is accompanied by greater social equity across the city's communities. Seattle will change, but in ways shaped by plans that encompass the collective vision of its citizens.</u></p>	
A.	A.	Preferred Development Pattern – Urban Village Strategy	The Urban Village Strategy Is more than a development strategy, it's a service delivery and transportation strategy as well.
	Discussion:	<p>Discussion:</p> <p><u>Urban Villages are community resources that enable the City to deliver services more equitably, to pursue a development pattern that is more environmentally and economically sound, and to provide a better means of coping with growth and change through collaboration with the community in planning the future for these areas. The urban village strategy is a comprehensive approach to planning for a sustainable</u></p>	Provides a fuller explanation of the urban villages and their relationship to the city's growth.

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		<p><u>future. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community to achieve mutual benefits.</u></p> <p><u>The Urban Village Strategy seeks to match uses and growth to the existing and intended character of the City's neighborhoods. Consequently four different types of areas are planned for.</u></p> <ol style="list-style-type: none"> <u>1. Urban Centers are the densest neighborhoods in the City and are both regional centers and neighborhoods that provide a diverse mix of uses, housing and employment opportunities. Larger Urban Centers are divided into urban center villages to recognize the distinct character of different neighborhoods within the broader center.</u> <u>2. Manufacturing/Industrial Centers are home to the City's thriving industrial businesses. As with Urban Centers, Manufacturing/Industrial Centers are regional designations and are an important regional resource.</u> <u>3. Hub Urban Villages are communities that provide a balance of housing and employment, generally at densities lower than those found in Urban Centers. These areas provide a focus of goods, services and employment to communities that are farther away from urban centers.</u> <u>4. Residential Urban Villages are intended to provide goods and services to surrounding communities, allowing residents to access needed goods and services without requiring a car trip.</u> <p><u>Each of these areas is intended to see some growth and change over time, and together they will accommodate the majority of the City's growth over the life of this plan. Neighborhood Plans and the policies in this element provide direction for that change.</u></p>	

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		<p>In addition to establishing designations for <u>designating</u> urban villages and defining conditions desired within them, the plan policies also addresses conditions outside these areas. Areas outside urban villages may <u>will</u> accommodate some growth in less dense development patterns consisting primarily of single-family neighborhoods, limited multifamily and commercial areas and scattered industrial areas. The strategy of focusing future development in urban village locations affords continued <u>continues</u> <u>Seattle’s historic protection to exclusion of more intense uses from</u> existing single-family areas.</p> <p>Urban Villages are intended to be a community resource enabling the City to deliver services more equitably, to pursue a development pattern that is more environmentally and economically sound, and to provide a better means of coping with growth and change through collaboration with the community in planning the future for these areas. The urban village strategy is a commitment to a comprehensive approach to planning. This approach is intended to maximize the benefit of public investment in infrastructure and services and promote collaboration with private interests and the community to achieve mutual benefits</p>	
Goals			
LG1	UVG1	<p>Maintain and enhance Seattle’s character <u>as the city grows</u>. Seattle’s character includes <u>its built environment</u>: large single-family areas of detached <u>single-family</u> houses both inside and outside of urban villages, many thriving multifamily areas, mixed use commercial areas, industrial areas, major institutions and a densely developed downtown with surrounding high density neighborhoods. <u>Seattle’s character also includes its natural environment: including its setting on Puget Sound, its lakes and mountain views, its hills and its many parks and open spaces.</u></p>	Minor change provides context for the goal.

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LG2	UVG2	Respect Seattle's human scale, history, aesthetics, natural environment, and sense of community identity <u>as the City grows</u> .	Minor change provides context for the statement
LG3	UVG3	Implement regional growth management <u>strategies</u> and the countywide centers concept <u>through this plan</u> .	Minor change provides context for statement.
LG4	UVG4	Promote densities, and mixes of uses, <u>and transportation improvements, especially within urban centers and urban villages</u> , that support walking and use of public transportation, <u>especially within urban centers and urban villages</u> .	Change highlights importance of these strategies to creating and supporting urban villages
LG5	UVG5	Direct the greatest share of future development to centers and urban villages, and reduce the potential for dispersed growth along arterials and in other areas not conducive to walking, transit use and cohesive community development.	No changes
LG6	UVG6	Accommodate planned levels of household and employment growth. Depending on the characteristics of each area, establish concentrations of employment and housing at varying densities and with varying mixes of uses.	No changes
LG7	UVG7	Accommodate a range of employment activity to ensure employment opportunities <u>are available</u> for the city's diverse residential population, including maintaining healthy manufacturing and industrial areas.	Minor change
LG8	UVG8	Accommodate the City's existing and future housing needs through maintenance of existing residential neighborhoods and the creation of new residential neighborhoods.	No changes

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LG9	UVG9	More efficiently Use limited land resources <u>more efficiently and pursue a development pattern that is more economically sound, by encouraging infill development on vacant and undertutilized sites, particularly within urban villages.</u>	Provide more explanation, incorporates part of LG11
LG10	UVG10	Maximize the benefit of public investment in infrastructure and services, <u>and deliver those services more equitably, by focusing new infrastructure and services in areas expecting to see additional growth, and by focusing growth in areas with sufficient infrastructure and services to support that growth.</u>	Provide more detail about the mechanism for meeting this goal, incorporates part of LG11
LG11	UVG11	Deliver services more equitably, pursue a development pattern that is more economically sound, and Collaborate with the community in planning for the future.	First parts of the goal seemed to be related more closely to ideas in new UVG9 and UVG10, than to the last phrase, and have been incorporated into those goals.
LG12	UVG12	Increase public safety by making villages “people places” <u>that people will be drawn to</u> at all times of the day.	Minor edit
LG13	UVG13	Promote physical environments of the highest quality, <u>which emphasize the special identity of each of the city's neighborhoods throughout the city,</u> and particularly within urban centers and villages while emphasizing the special identity of each area.	Minor edit
New Goal	UVG14	<u>Distribute urban centers and villages around the City so that communities throughout the City have easy access to the range of goods and services that villages and centers are intended to provide.</u>	Reflects a Countywide Planning Policy calling for urban centers throughout the County.
LG14	UVG15	Increase opportunities for detached single family dwellings, <u>which are</u> attractive to many residents, including families with children.	Minor edit

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LG15	UVG16	Encourage development of ground-related housing types including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units and single-family homes.	No changes
LG16	UVG17	Provide <u>parks and open space accessible to urban villages</u> to enhance the village environment <u>within urban villages</u> , to help shape the overall development pattern, and to enrich the character of each village.	Minor edit
Policies			
L1	UV1	Promote <u>the growth of development in urban villages as compact mixed-use neighborhoods in order to support walking and transit use, and to provide services and employment close to residences.</u>	Provides the intent of the policy
L2	UV2	Promote conditions that support healthy neighborhoods throughout the city, including those conducive to helping <u>mixed-use urban village mixed-use communities thrive, such as frequent transit service, vital business districts, a range of housing choices, a range of park and open space facilities, and investment and reinvestment in neighborhoods.</u>	Provides range of implementation tools
L15	UV3	Consider the following characteristics appropriate to all urban village categories: <ol style="list-style-type: none"> <u>Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries.</u> Zoning sufficient to accommodate the residential and employment growth targets established for that village. The ability to accommodate a range of employment <u>or commercial</u> activity compatible with the overall function, character and intensity of development 	This first criteria is appropriate to all types of urban villages and if included here, would not need to be repeated under each category.

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		<p>specified for the village.</p> <p>4. Zoning that provides locations for commercial services convenient to residents and workers, and, depending on the village designation, serving a citywide and regional clientele.</p> <p>5. Zoning sufficient to allow a diversity of housing to accommodate a broad range of households.</p> <p>6. Zoning regulations that restrict those public facilities that are incompatible with the type of environment provided for in centers and villages.</p> <p>7. Most future households accommodated in multifamily housing.</p> <p>8. Additional opportunities for housing in existing single family areas, to the extent provided through neighborhood planning, and within other constraints consistent with this plan.</p> <p>9. Public facilities and human services that reflect the role of each village category as the focus of housing and employment and as the service center for surrounding areas.</p> <p>10. <u>Parks, green streets, open spaces and recreational facilities that enhance environmental quality, foster public health and attract residential and commercial development.</u></p> <p>11. A place, amenities or activities that serve as a community focus.</p> <p>12. A design review process, supplemented by neighborhood design guidelines.</p> <p>13. Preservation of development having historic, architectural, or social significance within centers and villages.</p>	Provide a broader view of open space

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L5		Neighborhood anchors are commercial areas outside of urban villages and centers that provide a service and transit focus for surrounding areas where, overall, existing conditions are intended to be maintained.	The neighborhood anchor designation has rarely been used in the last ten years, and there are currently no plans to use it.
L6	UV4	Consider suitable for an urban village designation areas where: <ol style="list-style-type: none"> 1. natural conditions, the existing development pattern, and current zoning are conducive to supporting denser, mixed-use pedestrian environments where public amenities and services can be efficiently and effectively provided. In some instances, the urban village designation is intended to transform automobile-oriented environments into more cohesive, mixed-use pedestrian environments, or within economically distressed communities to focus economic reinvestment to benefit the existing population, 2. access to transportation facilities is good or can be improved, 3. public and private facilities, services and amenities, such as parks, schools, commercial services, and other community services, are available, or can be provided over time, and 4. existing public infrastructure has capacity or potential to accommodate growth. 	No changes
L17	UV5	Establish clearly defined boundaries for centers and urban villages that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries. Use boundaries to guide development activity, monitor growth and other development conditions, and evaluate performance towards meeting neighborhood and comprehensive plan goals for services and amenities.	No changes
L7		Maintain viable industrial activity and promote industrial development in	Incorporated into new policy UV11

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		manufacturing/industrial centers	
L8		Distinguish between single-family and multifamily residential areas to allow for a variety of residential environments accommodating different types and intensities of development	Incorporated into new policy LU2 in the Land Use Element. This statement is more appropriate to that element.
L9	UV6	<u>In order to support the existing character of areas outside of urban villages, and to encourage continued investment of all of Seattle's neighborhoods,</u> permit areas outside of urban villages to accommodate some growth in a less dense development pattern consisting primarily of single family neighborhoods, limited multifamily and commercial areas and industrial areas.	Provides intent of policy
T13	UV7	Involve the public in identifying needs for, planning and designing transportation <u>public</u> facilities, programs, and services. Encourage and provide opportunities for extensive public involvement in City decisions, and encourage other agencies to <u>provide similar opportunities</u> do the same.	From the Transportation element. While appropriate to the transportation element, it is also appropriate as a general policy which forwards the urban village strategy.
L11		Where appropriate, designate and define the extent of principal commercial streets for new urban villages through a Council-adopted neighborhood plan. Principal commercial streets are those streets in the commercial area of each urban village which are accessible both to automobiles and to transit and which have or are planned to have sufficient quantity and variety of commercial uses, in sufficiently close proximity to provide the opportunity to meet a variety of residential needs and thereby constitute opportunities and incentives to using non-motorized modes of travel for work or shopping trips	<p>The principal commercial street designation is used only for a single purpose, not related to either the street being designated or the commercial area through which it runs. Few neighborhoods defined or designated these streets.</p> <p>In order to simplify and clarify the City's street designations, it is appropriate to eliminate this designation.</p>

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L12	UV8	Preserve developments of historic, architectural or social significance that contribute to the identity of an area.	No changes
L13	UV9	Maintain and enhance retail commercial services throughout the city, especially in areas attractive to pedestrians and transit riders, to support concentrations of residential and employment activity, with special emphasis on serving urban villages.	No changes
A-1	A-1	CATEGORIES OF URBAN VILLAGES	
		Discussion: In concert with <u>Seattle's urban village categories build on</u> the Urban Center and Manufacturing/Industrial Center designations called for in the Countywide Planning Policies, and <u>Urban village designations guide other City actions related to enhance</u> the character and function of other areas within the city <u>and</u> to accommodate growth in a manner that supports the <u>Countywide</u> Centers growth concept. Furthermore, Urban village designations supplement the regional growth management concept by shaping it to fit to make it more applicable to Seattle's more established, densely developed and complex urban environments. Urban A village designations recognizes the contributions a particular area makes to the urban environment and provides guidance regarding the intended function, character, intensity, type and degree of growth anticipated for an area.	Simpler language
LG17	UVG18	Provide for <u>Guide</u> the intended function, character, amount of growth, intensity of activity, and scale of development appropriate for <u>of</u> each urban village neighborhood, consistent with the area's through its urban village designation <u>and adopted neighborhood plan</u> .	Simpler language
L3	UV10	<u>Based on the functions and densities they can support, designate</u> Recognize categories of urban villages <u>in order to guide planning for the mixed-use environments</u>	Provides more context for these categories

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		<p>that are smaller or less dense than, in addition to the urban center and manufacturing/industrial center designations of the Countywide Planning Policies as follows:</p> <ol style="list-style-type: none"> 1. urban center villages within urban centers 2. hub urban villages 3. residential urban villages 	
L4	UV11	<p>Recognize and promote appropriate mixes of activity and intensities of development within areas accommodating growth and indicate whether residential or employment related activities are to be emphasized according to t The intended functions of the following urban village designations <u>categories are generally:</u></p> <ul style="list-style-type: none"> ◆ Urban centers, and the urban villages within them, are intended to be the densest areas with the widest range of land uses. ◆ Hub urban villages are <u>will</u> also intended to accommodate a broad mix of uses, but at lower densities than <u>urban centers</u> villages. ◆ Residential urban villages are intended for predominantly residential development around a core of support services. ◆ <u>Manufacturing/Industrial Centers are intended to maintain viable industrial activity and promote industrial development.</u> 	<p>Simpler language Addition is from old Policy L7</p>
L14	UV12	<p>Designations of areas as hub urban villages, <u>and</u> residential urban villages and neighborhood anchors, as indicated in Land Use Figure 4 <u>Urban Village Figure 1</u>, shall be consistent with criteria developed to address the following factors:</p> <ul style="list-style-type: none"> ◆ existing zoned capacity; 	<p>The neighborhood anchor designation is rarely used, and there are no current plans to use it in the future. See new Policy UV36.</p>

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		<ul style="list-style-type: none"> ♦ existing and planned density; ♦ growth targets; ♦ population; ♦ amount of neighborhood commercial land; ♦ public transportation investments and access; and ♦ other characteristics of hub or residential urban villages and neighborhood anchors as provided in this plan, or further refined. <p>Additional criteria consistent with this plan may be established.</p>	
L16	UV13	Establish goals or planning estimates for the mix of uses, target densities for employment and housing, the scale and intensity of development, and the types of public improvements desired to make each village category function as intended.	No changes
Urban Centers			
LG18	UVG19	<p>Identify and reinforce concentrations of employment and housing in locations that would support and have direct access to the regional high capacity transit system.</p> <p><u>Designate unique areas of concentrated employment and housing, with direct access to high-capacity transit, and a wide range of supportive land uses such as retail, recreational, public facilities, parks and open space as urban centers. Enhance the intended character of each urban center through public and private activities.</u></p>	Provides a more holistic sense of urban centers than the existing goal would.
New Goal	UVG20	<p><u>Recognize areas that provide a regionally significant focus for housing and employment growth as urban centers. Enhance the unique character and collection of businesses and housing types of each center.</u></p>	Provides a link to the regional aspect of the urban center designation.

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L20	UVG21	Designate Urban center villages within the larger urban centers where appropriate to acknowledge recognize different neighborhoods within a larger community. Plan for such villages within the context of planning for the urban center as a whole.	The first sentence is more appropriate as a goal than a policy. The second sentence is less relevant now that plans for urban centers have been adopted. Some future planning may be appropriate at an urban center village level.
L18	UV14	<p>Establish requirements for <u>Designate as urban centers those areas of the city that are consistent with the following criteria and relevant Countywide Planning Policies:</u></p> <ol style="list-style-type: none"> 1. Area not exceeding one and one-half square miles (960 acres). 2. Clearly defined geographic boundaries that reflect existing development patterns, functional characteristics of the area and recognized neighborhood boundaries. 3. Accessibility to the existing regional transportation network <u>including access to other urban centers</u>, with access to the regional high capacity transit system to be provided in the future. 4. <u>Zoning that can accommodate a broad mix of activities, including commercial and residential activities, as appropriate to the planned balance of uses in the center.</u> 5. <u>The area is already connected to surrounding neighborhoods by bicycle and/or pedestrian facilities or can be connected through planned extensions of existing facilities.</u> 6. <u>The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.</u> 7. Zoning that permits the amount of new development needed to meet the following minimum density targets: 	<p>Incorporated into new Policy UV3.</p> <p>Similar to policies for urban villages</p> <p>Similar to policies for urban villages</p> <p>Similar to policies for urban villages</p>

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		<ul style="list-style-type: none"> a. A minimum of 15,000 jobs located within a half mile of a possible future high capacity transit station; b. An overall employment density of 50 jobs per acre; and c. An overall residential density of 15 households per acre. 	
L19	UV15	<p>Designate the following locations as urban centers as shown in Land Use <u>Urban Village</u> Figures 2-7 below:</p> <ol style="list-style-type: none"> 1. Downtown Seattle 2. First Hill/Capitol Hill 3. Uptown Queen Anne 4. University Community 5. Northgate 6. <u>South Lake Union</u> 	Changes designation of South Lake Union
L21	UV16	<p>Designate urban center villages within the Downtown, First Hill/Capitol Hill and University Community urban centers as shown in Land Use <u>Urban Village</u> Figures 2, 3 and 5, <u>in order to recognize the distinct characteristics of neighborhoods within their respective Urban Centers.</u> While the Uptown Queen Anne, <u>South Lake Union</u> and Northgate centers are presently considered to be too small to be subdivided into center villages, this shall <u>does</u> not preclude the designation of urban villages within those urban centers in future neighborhood planning processes. Goals and policies that are applicable to urban center villages are considered also to apply to the Seattle Center and Northgate <u>all</u> urban centers.</p>	Adds South Lake Union, further defines the role of Urban Center Villages

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L22		Provide zoning in urban center villages, in aggregate, to accommodate a broad mix of activity, and the densities of employment and housing necessary to meet, at a minimum, the urban center density standards of the Countywide Planning Policies	See new policy UV14. The urban center density standards of the Countywide Planning Policies are contained under UV14.7																														
L23	UV17	<p>Promote the balance of uses in each urban center or urban center village indicated by one of the following functional designations, assigned as follows:</p> <table><tr><td>Functional Designation</td><td>Urban Center Village</td></tr><tr><td>1. Primarily residential.</td><td>Belltown</td></tr><tr><td>Capitol Hill</td><td></td></tr><tr><td>2. Mixed, with a residential emphasis.</td><td>Pike/Pine</td></tr><tr><td>3. Mixed residential and employment.</td><td>Denny Triangle</td></tr><tr><td>Pioneer Square</td><td></td></tr><tr><td>Chinatown/International District</td><td></td></tr><tr><td>First Hill</td><td></td></tr><tr><td>12th Avenue</td><td></td></tr><tr><td>University District Northwest</td><td></td></tr><tr><td>Ravenna</td><td></td></tr><tr><td>Northgate*</td><td></td></tr><tr><td>Uptown Queen Anne*</td><td></td></tr><tr><td><u>South Lake Union*</u></td><td></td></tr><tr><td>4. Mixed, with an employment emphasis.</td><td>Downtown Commercial Core</td></tr></table> <p>* These urban centers are not divided into urban center villages.</p>	Functional Designation	Urban Center Village	1. Primarily residential.	Belltown	Capitol Hill		2. Mixed, with a residential emphasis.	Pike/Pine	3. Mixed residential and employment.	Denny Triangle	Pioneer Square		Chinatown/International District		First Hill		12th Avenue		University District Northwest		Ravenna		Northgate*		Uptown Queen Anne*		<u>South Lake Union*</u>		4. Mixed, with an employment emphasis.	Downtown Commercial Core	Add in South Lake Union as an urban center.
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LG19	UVG22	Ensure that adequate accessible industrial land remains available to promote a diversified employment base and sustain Seattle's contribution to regional high-wage job growth.	No changes
LG20	UVG23	Promote <u>Support</u> the use of Industrial land for industrial purposes.	Minor change
LG21	UVG24	Encourage economic activity and development in <u>Seattle's</u> industrial areas by supporting the retention and expansion of existing industrial businesses and <u>by</u> providing opportunities for the creation of new businesses consistent with the character of industrial areas.	Minor change
L24	UV18	<p>Establish manufacturing/industrial centers consistent with the <u>following criteria and the relevant</u> Countywide Planning Policies, as follows:</p> <ol style="list-style-type: none"> Clearly defined geographic boundaries; Zoning that promotes manufacturing, industrial and advanced technology uses and discourages uses that are not compatible with industrial areas. Buffers protecting adjacent, less intensive land uses from the impacts associated with the industrial activity in these areas (Such buffers shall be provided generally by maintaining existing buffers, including existing industrial buffer zones); Sufficient zoned capacity to accommodate a minimum of 10,000 jobs; Large, assembled parcels suitable for industrial activity; <u>Relatively flat terrain allowing efficient industrial processes.</u> Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods. 	<p>Included in new Policy UV3</p> <p>Parallel to urban villages policies, summary of the Countywide Planning Policies criteria, with advanced technology added in.</p> <p>Identifies a particular need of industrial businesses</p>

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L25	UV19	Designate the following locations as manufacturing/industrial centers as shown in Land Use Figure 1 <u>Urban Village Figure 1</u> : 1. The Ballard Interbay Northend Manufacturing/Industrial Center; and 2. The Duwamish Manufacturing/Industrial Center	No changes
L26	UV20	Promote manufacturing and industrial employment growth including manufacturing uses, advanced technology industries and a wide range of industrial-related commercial functions, such as warehouse and distribution activities in manufacturing/industrial centers.	No changes
L27 (first sentence)	UV21	Strive to retain and expand existing manufacturing and industrial activity.	No changes
L27(second sentence)	UV22	Particular emphasis shall be given to maintaining <u>Maintain</u> land that is uniquely accessible to water, rail and regional highways for continued industrial use.	Seems to be a different topic than new policy UV21. UV21 is about activity, this policy talks about land.
L28	UV23	Limit <u>In industrial/manufacturing manufacturing/industrial areas limit those</u> commercial or residential uses that are unrelated to the industrial function, that occur at intensities posing short- and long-term conflicts for industrial uses, or that threaten to convert significant amounts of industrial land to non-industrial uses. Establish new size of use limits for retail uses in the Industrial Commercial zone. Permit legally established non-industrial uses to continue. Permit legally established non-industrial uses to be expanded within existing structures predominantly dedicated to such uses as of December 31, 1994, and permit limited expansion of such structures	The language proposed to be deleted is related to the development of the land use code, rather than the general function of the M/I Centers. Language regarding limiting retail uses is covered in new policy LU151. The language about non-conforming uses is covered by new policy LU24.
Hub Urban Villages			

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LG22	UVG25	Accommodate concentrations of housing and employment at strategic locations in the transportation system conveniently accessible to the City's residential population, thereby reducing work trip commutes.	No changes
LG23	UVG26	Provide convenient locations for commercial services that serve the populations of the village, surrounding neighborhoods, the city and the region.	No changes
LG24	UVG27	Accommodate concentrations of employment and housing at densities that support pedestrian and transit use and increase opportunities within the City for people to live close to where they work.	No changes
L29	UV24	<p>Consider for designation as hub urban villages areas that are generally characterized by the following:</p> <ol style="list-style-type: none"> 1. Zoning that allows a mix of uses to accommodate concentrations of employment and housing. It may be appropriate to limit the mix of uses in some areas to provide for concentrations of either employment or housing. 2. <u>Sufficient zoned capacity to accommodate a minimum of 25 jobs/acre.</u> 3. <u>The areas presently supports, or can accommodate under current zoning, a concentration of residential development at 15 or more units/acre.</u> 4. Surroundings comprised primarily of residential areas that allow a mix of densities, and non-residential activities that support residential use. 5. A minimum of one-third of the land area currently zoned to accommodate employment activity and/or mixed-use. 6. A broad range of housing types and commercial and retail support services either existing or allowed under current zoning to serve a local, citywide or regional 	Employment density criteria for Hub urban villages would be half that for Urban Centers. Residential density criteria is the same for the urban centers and the high end of residential urban villages. All villages meet these criteria.

Seattle's Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<p>market.</p> <p>7. A strategic location in relation to both the local and regional transportation network, including:</p> <ul style="list-style-type: none"> a. a high level of transit service, <u>with direct access to at least one urban center</u>, with the possibility of improved connections to future high capacity transit stations, b. connections to regional transportation facilities, c. routes accommodating goods movement, and d. connections to adjacent areas by pedestrian and/or bicycle facilities. <p>8. Open space amenities, including:</p> <ul style="list-style-type: none"> a. Direct access to either existing or potential public open spaces in the immediate vicinity, and b. Accessibility to major open space resources in the general area via either existing or potential urban trails, boulevards, or other open space links, or anticipated major public investment in open space. <p>9. Opportunities for redevelopment because of a substantial amount of vacant or under-utilized land.</p>	
L30	UV25	<p>Designate the following locations as hub urban villages (Land Use Figure 1 <u>Urban Village Figure 1</u>):</p> <ul style="list-style-type: none"> 1. Lake City 2. North Rainier 	South Lake Union would be designated as an urban center.

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		3. Bitter Lake Village 4. Ballard 5. South Lake Union 6. West Seattle Junction 7. Fremont	
L31	UV26	Permit the size of hub urban villages to vary according to local conditions, but limit their size so that most areas within the village are within a walkable distance of employment and service concentrations in the village.	No changes
L32	UV27	Consider for designation as hub urban villages areas ranging from those able to accommodate growth with minor changes and public investment to those requiring more extensive public investment where the potential exists to achieve desired village conditions through redevelopment over time.	No changes
Residential Urban Villages			
LG25	UVG28	Promote <u>the development of residential urban villages, which</u> that function primarily as compact residential neighborhoods providing opportunities for a wide range of housing types and a mix of activities that support the residential population. Support densities in residential urban villages that support transit use.	Minor edits
L34	UV28	Consider for designation as residential urban villages areas that are generally characterized by the following: 1. The area presently supports, or can accommodate under a current zoning, a concentration and mix of residential development, at 8 to 15 units per gross acre	

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<p>on average, and at a small to moderate scale.</p> <p>2. <u>The area includes one or more centers of activity providing commercial and retail support services to the surrounding area.</u></p> <p>3. <u>The area is generally surrounded by single-family and/or lower-density multifamily areas.</u></p> <p>4. The area is presently on the city's arterial network and is served by a transit route providing direct transit service to at least one urban center or hub village.</p> <p>5. A broad range of retail services to serve the residential population either already exists or can be accommodated in the area at a central location generally accessible on foot.</p> <p>6. The area has the opportunity to be connected by bicycle and/or pedestrian facilities to adjacent areas and nearby public amenities.</p> <p>7. The area presently includes, or is adjacent to, open space available for public use, or opportunities exist to provide public open space in the future.</p>	<p>Former policy L37</p> <p>Villages are neighborhood centers for surrounding lower-density residential communities.</p>
L35	UV29	Balance objectives for accommodating growth, supporting transit use and walking, maintaining compatibility with existing development conditions, maintaining affordable housing, and responding to market preferences for certain types of housing, through the density and scale of development permitted.	No changes
LG26	UV30	Allow employment activity in residential urban villages to the extent that it does not conflict with the overall residential function and character of the village, provided that a different mix of uses may be established through an <u>adopted</u> neighborhood plan adopted by the City Council.	More appropriate as a policy than as a goal, Minor change, to be consistent with policies in LU element.

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
L36	UV31	<p>Designate the following residential urban villages as shown on Land Use Figure 4 <u>Urban Village Figure 1</u>:</p> <ol style="list-style-type: none"> 1. Crown Hill 2. 23rd Avenue S @ S Jackson – Union 3. Madison-Miller 4. Wallingford 5. Eastlake 6. MLK@Holly Street 7. South Park 8. Upper Queen Anne 9. Roosevelt 10. Aurora-Licton 11. Green Lake 12. Rainier Beach 13. Morgan Junction 14. Admiral 15. North Beacon Hill 16. Greenwood/Phinney Ridge 17. Columbia City 	No changes

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		18. Westwood/Highland Park	
L37		Require that a residential urban village surround one or more centers of activity and services.	Incorporated into new Policy UV28.
L38	UV32	Permit the size of residential urban villages to vary according to local conditions, but consider it generally desirable that any location within the village be within easy walking distance of at least one center of activity and services.	No changes
L39	UV33	Include among areas considered suitable for designation as residential urban villages those areas that possess the desired characteristics and infrastructure to support a moderately dense residential population and those areas that, while lacking infrastructure or other characteristics of a residential urban village, warrant public investment to address inadequacies in order to promote a transition to a higher density residential neighborhood.	No changes
L40		Base growth targets for residential urban villages on the existence of or plans for infrastructure, public amenities and services necessary to support additional growth, existing zoning including capacity for residential and commercial development, existing residential densities and development conditions, the accessibility of transit and the density goals for residential urban villages	Incorporated into new policy UV40 and moved to discussion of growth estimates.
Areas Outside of Centers and Villages			
	UVG29	<u>Support and maintain the character of areas outside of urban centers and villages.</u>	Describes the goal of the City's approach to areas outside of villages.
L41	UV34	Provide that the area of the city outside centers and urban villages remain primarily as residential and commercial areas with allowable densities similar to existing	No changes

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		conditions, or industrial areas, or major institutions.	
L42	UV35	<u>Protect</u> Maintain single-family areas, both inside and outside of urban villages. <u>Allow limited multifamily, commercial and industrial uses outside of villages to support the surrounding area or to permit the existing character to remain.</u>	Areas outside of villages aren't just single-family areas, but are also multifamily, commercial and industrial areas. The word "protect" suggests that single-family areas need to be saved from a threat. "Maintain" suggests instead, that they are important areas to keep.
	UV36	<u>Recognize neighborhood anchors designated in adopted neighborhood plans as important community resources which provide a transit and service focus for those areas outside of urban villages.</u>	Recognizes the anchors in Delridge and Georgetown that were designated in neighborhood plans, without implying that the designation would be more widely used.
L43		Allow individual neighborhoods, through the neighborhood planning process, to consider ways of increasing housing opportunities in single-family areas that are brought into an urban village's boundaries and are within easy walking distance (five minutes or five blocks whichever is less) of the designated principal commercial streets of the village, to provide an additional alternative to accommodating residential growth in multifamily and commercial areas. Such consideration shall be subject to further limitations provided in comprehensive plan policies for single-family areas, below, and in the Land Use Code.	Detailed rezone criteria are already contained in the Land Use Code. Less detailed policies are proposed to be consolidated in the land use element. This policy is redundant to those detailed criteria.
L44	UV37	Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multifamily, commercial and industrial areas located in areas outside of urban centers and villages and direct the greatest share of growth to the village and center locations.	No changes

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
L45	UV38	Accommodate growth consistent with adopted master plans of designated major institutions located throughout the city.	No changes
		NEIGHBORHOOD ANCHORS	
LG28		Provide a service and transit focus for surrounding areas outside centers and urban villages where, overall, existing conditions are intended to be maintained.	The neighborhood anchor designation has only been used once, under rezone criteria (SMC 23.34.010) that mention neighborhood anchors. There are currently no other plans to use the anchor designation. New policy UV36, acknowledges the few neighborhood anchors designated through neighborhood plans.
L46		Consider for designation as neighborhood anchors areas that generally have the following characteristics: 1. Areas generally ranging in size from five to 20 acres that include two to three linear blocks of land currently zoned for commercial activity, or a combination of commercial and multifamily use, providing services to surrounding areas. 2. A node of mixed residential and commercial activity is already established, or can be accommodated under current zoning, within a larger, low density residential area, or within a larger, established multifamily area where conditions make a residential urban village designation inappropriate. 3. The area is directly served by transit with service to a hub urban village or urban center. 4. Existing platting and development conditions around the Neighborhood Anchor enhance opportunities for residential infill compatible with existing development,	See LG28, above

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<p>and may be characterized by:</p> <ul style="list-style-type: none"> a. Blocks platted with alleys. b. Existing single-family areas presently characterized by a mix of single-family detached units and other housing types that result in densities higher than current zoning allows. c. Substandard lot sizes, allowing for denser infill development, or large parcels that can accommodate cluster development and other forms of compact, lower density residential developments. d. Existing development is predominantly multifamily, with scattered sites available for limited infill compatible with existing development. 5. The area is already connected by bicycle and/or pedestrian facilities to adjacent areas, or can be connected through modest extensions of existing facilities. 6. Public facilities and amenities are either adequate to meet the needs of modest residential population increases or will require only limited improvement to meet those needs. 	
L47		<p>Designate the following areas as neighborhood anchor locations as shown on <u>Land Use Figure 1 Urban Village Figure 1</u>:</p> <ul style="list-style-type: none"> 1. 15th Ave. NE @ NE 145th St. 2. 15th Ave. NE @ NE 125th St. 3. Holman Rd NW @ NW 100th 4. 35th Ave. NE @ NE 85th St. 5. 24th Ave. NW @ NW 77th St. 	See LG28, above

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		6. 6th Ave. NW @ NW 65th St. 7. Fremont Ave. N. @ N 43rd St. 8. 16th Ave. W. @ W. Dravus St. 9. 10th Ave. E @ E. Miller St. 10. 33rd Ave W. @ W. McGraw St. 11. 42nd Ave. E. @ E. Madison St. 12. M.L. King Jr. Way E @ E. Madison St. 13. 61st Ave. SW @ Alki Ave. SW 14. Delridge Way SW @ SW Andover St. 15. Beacon Ave. S. @ S. Columbian Way 16. Delridge Way SW @ SW Brandon St. 17. 51st Ave. S @ S. Dawson St. 18. Georgetown 19. 35th Ave. SW @ SW Morgan St. 20. Delridge Way SW @ SW Sylvan Way 21. 35th Ave. NE @ NE 75th St. 22. Ravenna Ave. NE @ NE 65th St. 23. Rainier Ave. S. @ S. Graham St. 24. 34th Ave. E. @ E. Union St.	

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
Distribution of Growth			
		<p>Discussion: Under the urban village strategy, future growth is to be directed primarily to areas designated as Centers and Villages. The greatest share of job growth will be accommodated in Urban Centers – areas that already function as high density, concentrated employment centers with the greatest access to the regional transit network. Growth in industrial sector jobs will continue to be accommodated primarily within the large, lower density two Manufacturing/ Industrial Centers where this activity is already securely established. Additional job growth will also be distributed to hub urban villages throughout the city to promote additional employment concentrations in areas easily accessible to the surrounding residential population, thereby locating jobs <u>and services near</u> closer to where people live.</p> <p>The greatest share of residential growth will also be accommodated in Urban Centers, increasing opportunities for people to live close to work. The next most significant share of residential growth will be distributed among the various hub and residential urban villages throughout the city in amounts compatible with the existing development characteristics of individual areas.</p> <p>Modest growth will also be dispersed, generally at low density, in various areas outside centers and villages.</p> <p><u>Growth estimates at the citywide level represent the City’s share of King County’s projected 20-year population and employment growth. The City plans its zoning and infrastructure to accommodate these estimates citywide as well as for the individual urban centers and villages.</u></p> <p><u>Twenty-year estimates of the growth of each urban center and urban village can be found in Urban Village Appendix B.</u></p>	<p>As a guide for planning and implementation of this plan, the city has estimated the future growth that each of these areas may attract over the next twenty years. The Countywide Planning Policies and earlier versions of this Plan refer to “growth targets” both for Seattle as a whole and for individual urban centers and villages. This version of the plan adopts the term “growth estimates” instead, because “targets” incorrectly implies that the City has an obligation to ensure that the growth levels actually occur, or that those levels are the maximum amount of growth that the City will accept. As later amendments to the Countywide Planning Policies clarified, this is not what was intended.</p>

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
LG29	UVG30	Promote the distribution of <u>Distribute</u> growth <u>to locations</u> within the city to achieve conditions that support more compact and less land consuming <u>consumptive</u> , high-quality urban living, and to that better balance development activity occurring throughout the city.	Minor edits
LG30	UVG31	Concentrate a greater share of employment growth in at locations more convenient to the city's residential population to promote <u>walking and</u> transit use and reduce the length of work trips.	Concentrating development can lead to more pedestrian trips.
LG31	UVG32	Plan for Target Urban Centers to receive the most substantial share of <u>Seattle's</u> growth consistent with their role in shaping the regional growth pattern.	Minor edit
LG32	UVG33	<p><u>Plan for growth in Seattle between 2004-2024, to be generally distributed across the city as shown in Figure 8.</u></p> <p>Encourage the additional 50,000 – 60,000 households and 131,400 – 146,600 jobs, the citywide growth targets called for in this plan, to locate in the various areas of the city as shown in Figure 7. Figure 7 indicates the intended distribution of growth over this Plan's 20-year life.</p> <p>Prior to the adoption of neighborhood plans and the designation of all the urban village boundaries, the proportion of growth that occurs in village areas is likely to be different from the percentages shown in the figure. Projected annual growth is shown in Land Use Appendix F.</p> <p><u>Land Use Urban Village Figure 78</u></p> <p><u>Estimates of the 20-Year Growth Goals and General Distribution of Growth 2004-2024</u></p>	Table is updated to reflect the new estimates of citywide growth. The increase in the share of growth expected in urban centers is a result of the change in South Lake Union's designation to an Urban Center. The introductory statement was condensed, and statements related to growth targets prior to the adoption of Urban Village boundaries was removed.

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text			Rationale
		Location	% of Citywide	% of Citywide	
		Residential Growth In Urban Centers	Employment Growth		
		45-60%	65-80%		
		(22,500-26,700	(85,410-95,500		
		<u>28,300</u> households)	<u>67,200</u> jobs)		
		In Manufacturing/	No housing Goal	10%	
		Industrial Centers		(13,140-14,660 <u>8,400</u> jobs)	
		In Hub and Residential	30-25%	No Goal for Residential	
		Urban Villages	(15,000-18,000	Urban villages;	
		<u>11,700</u> households)	Hub Urban Villages Only:		
		5% (19,700-21,990			
		<u>4,200</u> jobs)			
		Remainder of City	25-15%	No Specific Goal	
		(12,500-15,300			
		<u>7,000</u> households)			
		Totals	50,000-60,000	131,400-146,600	
		<u>47,000</u> households	<u>84,000</u> jobs		
LG33		Achieve growth in urban centers sufficient to: 1. Meet the minimum density criteria established for urban centers by the King County Countywide Planning Policies.			Covered by other policies, such as UV19, and neighborhood plan policies for specific neighborhoods.

Seattle’s Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<div><div><div><div><div><div></div><div>2.</div><div>Meet growth targets contained in existing comprehensive subarea plans, such as the Northgate Area Comprehensive Plan and the Downtown Plan.</div></div></div><div><div><div></div><div>3.</div><div>Recognize existing plans for major projects in specific urban centers that will result in significant increases in jobs and/or housing, such as the plans of major medical and educational institutions.</div></div></div></div></div></div>	
LG34		<div><div><div><div><div><div></div><div>Achieve the following 20-year growth targets in Seattle’s Urban Centers:</div></div></div><div><div><div></div><div>Urban Center</div><div>Residential Growth</div><div>Employment Growth</div></div><div><div></div><div>(Approximate Households)</div><div>(Approximate Jobs)</div></div><div><div></div><div>Downtown: Total</div><div>14,700</div><div>62,700</div></div><div><div></div><div>First Hill/Capitol Hill: Total</div><div>5,540</div><div>11,700</div></div><div><div></div><div>University Community: Total</div><div>2,110</div><div>8,500</div></div><div><div></div><div>Northgate</div><div>3,000</div><div>9,300</div></div><div><div></div><div>Uptown Queen Anne</div><div>1,312</div><div>3,300</div></div></div></div></div></div>	See new Goal UVG35 and Appendix B
LG35		<div><div><div><div><div><div></div><div>Achieve the following 20-year employment growth targets in manufacturing/industrial center:</div></div></div><div><div><div></div><div>Manufacturing/Industrial Center</div><div>Employment Growth</div></div><div><div></div><div>(Approximate Jobs)</div><div></div></div><div><div></div><div>Ballard Interbay Northend</div><div>3,800</div></div><div><div></div><div>Duwamish</div><div>10,860</div></div></div></div></div></div>	See new Goal UVG35 and Appendix B
LG36	UVG34	<div><div><div><div><div><div></div><div>Achieve <u>Plan for</u> a distribution of growth to each urban village that accomplishes the</div></div></div></div></div></div>	Minor edits

Seattle’s Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale																													
		goals of the urban village strategy, <u>and recognizes</u> including a recognition of local circumstances, community preferences as expressed in neighborhood plans, and the need for an equitable distribution of growth across the city.																														
	UVG35	<u>Growth in Urban Centers, Manufacturing/Industrial Centers, Hub Urban Villages and Residential Urban Villages is consistent with the 20-year residential and employment growth estimates contained in Urban Village Appendix B.</u>	It is cleaner and simpler to refer to the table in the Appendices, rather than list each number twice in the Plan.																													
LG37		<div>Accommodate growth in each urban village according to growth targets established through the neighborhood planning process.</div> <div>Accommodate the following 20-year growth targets in hub urban villages:</div> <table><thead><tr><th>Hub Urban Village</th><th>Residential Growth</th><th>Employment Growth</th></tr><tr><th>(approximate households)</th><th>(approximate jobs)</th><th></th></tr></thead><tbody><tr><td>Ballard</td><td>1,520</td><td>3,700</td></tr><tr><td>South Lake Union</td><td>1,700</td><td>4,500</td></tr><tr><td>West Seattle Junction</td><td>1,100</td><td>2,300</td></tr><tr><td>Fremont</td><td>750</td><td>1,700</td></tr><tr><td>Bitter Lake Village</td><td>1,260</td><td>2,800</td></tr><tr><td>Lake City</td><td>1,400</td><td>2,900</td></tr><tr><td>North Rainier</td><td>1,200</td><td>3,500</td></tr></tbody></table> <div>Accommodate the following 20-year growth targets in residential urban villages</div> <table><thead><tr><th>Residential Urban Village</th><th>Residential Growth</th></tr></thead></table>	Hub Urban Village	Residential Growth	Employment Growth	(approximate households)	(approximate jobs)		Ballard	1,520	3,700	South Lake Union	1,700	4,500	West Seattle Junction	1,100	2,300	Fremont	750	1,700	Bitter Lake Village	1,260	2,800	Lake City	1,400	2,900	North Rainier	1,200	3,500	Residential Urban Village	Residential Growth	See new Goal UVG35 and Appendix B
Hub Urban Village	Residential Growth	Employment Growth																														
(approximate households)	(approximate jobs)																															
Ballard	1,520	3,700																														
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Residential Urban Village	Residential Growth																															

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		(approximate households) Crown Hill 310 23rd Ave S. at S. Jackson Union 900 Madison-Miller 400 Wallingford 200 Eastlake 380 MLK @ Holly St. 800 South Park 350 Upper Queen Anne 300 Roosevelt 340 Aurora-Licton 900 Green Lake 400 Rainier Beach 740 Admiral 340 North Beacon Hill 550 Greenwood/Phinney Ridge 350 Morgan Junction 300 Columbia City of Seattle 740 Westwood-Highland Park 700	

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
LG38	UVG36	Achieve development within urban villages at a pace appropriate to current conditions in the area.	No changes
LG27	UVG37	Allow limited amounts of development in areas of the city outside centers and urban villages to maintain the general intensity of development that already characterizes these areas and to promote the targeted <u>estimated</u> level of growth in village and center locations.	See UV39
L49		Plan for the higher end of the citywide households and employment growth estimate ranges, and consider growth at least equal to the lower end to be within plan expectations.	The City is no longer using ranges
	UV39	<u>Use 20-year growth estimates for urban villages as a tool for planning for the growth that may occur in each urban village. Use these estimates as a guide for City plans for development and infrastructure provision. Recognize that the growth estimates do not represent either the maximum amount of growth that could occur in a village.</u>	Growth estimates are intended to be a tool to help plan for the future, rather than a strict policy for how much growth the City will permit in a certain area. This policy describes how the urban village-level estimates targets are used.
L33	UV40	Base <u>twenty-year growth estimates for each urban center and village on growth targets for hub urban villages:</u> <ol style="list-style-type: none"> 1. <u>citywide estimates for housing and job growth over twenty years from the Countywide Planning Policies,</u> 2. <u>the center or villages' role in regional growth management planning,</u> 3. <u>accessibility to transit,</u> 4. <u>existing zoning, including capacity for commercial and residential development,</u> 	Consolidated from policies L33 and L40. Concept is appropriate for all areas, not just hub or residential urban villages.

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Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<ol style="list-style-type: none"> <u>5.</u> existing densities, <u>6.</u> current development conditions, <u>recent development trends and plans for development by public or private sector developers,</u> <u>7.</u> density goals for each type of center or village, <u>8.</u> plans for infrastructure and public amenities and services, and <u>9.</u> the relationship of the center or village to the regional transportation network. <u>Growth estimates for each center and village are listed in Urban Village Appendix B.</u>	
L48	UV41	<p>Promote the number of additional households and jobs called for by the growth targets within each targeted area, concentration of development within centers and villages over the 20 year timeframe of this plan, by:</p> <ol style="list-style-type: none"> 1. Establishing targets <u>20-year growth estimates</u> that do not exceed 80% of zoned capacity for development, as calculated by the City; 2. Maintaining the 80% capacity margin <u>in each center or village</u> whenever zoning is modified, in each targeted area; and 3. Making reasonable effort to provide services, facilities, and incentives to accommodate the <u>estimated</u> targeted growth, consistent with the Countywide Planning Policies. 	Simpler language, change from target to estimate
L50	UV42	<p>Consider adjusting household targets after the year 2000 census to be consistent with actual household size and expected population growth up to 72,000 people. Adjust</p> <p><u>growth estimates at least every ten years to reflect state and county 20-year growth estimates and current information, or as neighborhood plans for the City's urban centers and villages are adopted or substantially revised.</u></p>	Through the 2004 update process, the City is implementing policy L50. The amended policy would guide future amendments.

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URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
L51		Recognize growth targets established for each center and urban village through the neighborhood planning process, and for areas outside of villages as shown in Land Use Figure 7, to guide the distribution of growth throughout the city	Concept appropriate to new goal UVG34 and new policy UV40.
L52	UV43	<p><u>Review, evaluate and report on growth and change in urban centers and urban villages on a regular basis. Among the factors to include in these reports are changes in the numbers of jobs and housing units, housing costs, housing types, crime rates, transportation systems and use, business types, public facilities and public investments.</u></p> <p><u>Develop methods for the City and citizens to use in evaluating the significance of the changes citywide or in particular neighborhoods and in defining the most appropriate actions to take when observed outcomes are significantly different from planned ones. Appropriate actions may include re-prioritizing City programs or infrastructure improvements, partially or entirely updating a neighborhood plan, or working with other public agencies to address community goals.</u></p> <p>Monitor development activity annually to identify situations where the rate of growth is different from that anticipated by growth targets, either because:</p> <ol style="list-style-type: none"> 1. it is occurring too rapidly and may be disruptive; or 2. there is insufficient growth to achieve planned conditions in designated villages. <p>Establish percentage threshold criteria to identify growth conditions over an extended period of time that are unacceptably at variance with growth targets, which indicate the duration over which such variance need exist before a special review process is triggered. Permit, as part of the development of neighborhood plans for urban centers and urban villages, adjustment of growth monitoring thresholds.</p> <p>Initiate the special review procedure to determine an appropriate course of action if</p>	Addresses concern that monitoring only growth was too narrow; more clearly identifies possible follow-up actions.

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Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		conditions identified by these threshold criteria are realized. The procedure should include a review process with the affected community, in areas where the rate of growth varies from growth targets by more than established threshold criteria, to determine whether or not City or community action to more effectively achieve growth goals is warranted.	
D	C	Open Space Network	This section of the current land use element is more appropriate to the Urban Village element than to the Land Use element.
LG83	UVG38	Provide <u>safe and welcoming</u> places for the people of Seattle <u>to play, learn, contemplate and build community.</u> interact with others, and experience repose, recreation, and natural beauty. Provide healthy <u>play spaces</u> for children and their families <u>to play; for more passive activities uses</u> such as strolling, sitting,, viewing, <u>and</u> picnicking,, public gatherings, and <u>for active uses such as</u> community gardening, and active uses such as competitive sports and running.	Simpler phrase from the Parks and Recreation department mission statement. Amendments to the second sentence create a parallel structure, and acknowledge the more active nature of gardening.
LG85			Moved to Transportation Element
LG86	UVG39	Enhance the urban village strategy through the <u>provision of</u> following : <ol style="list-style-type: none"> amenities in more densely populated areas; recreational opportunities for daytime populations in urban centers. mitigation of the impacts of large scale development; increased opportunities to walk regularly to open spaces by providing them close by; connections linking Urban Centers and Villages, through a system of parks, 	Minor amendment

Seattle's Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		<p>boulevards, community gardens, urban trails, and natural areas;</p> <p>6. a network of connections to the regional open space system,</p> <p>7. protected environmentally critical areas; and</p> <p>8. an enhanced tree canopy <u>and understory</u> throughout the City.</p>	
L289	UV44	Strive to accomplish goals in Land Use <u>Urban Villages Appendix C</u> for the amount, types, and distribution of open space.	No significant changes
L290		Permit the modification of open space goals through the neighborhood planning process.	No neighborhoods modified the open space goals.
L298	UV45	Designate and preserve important natural or ecological features in public ownership as greenspaces for low-intensity open space uses.	No changes.
L299	UV46	Consider open space provisions identified in adopted neighborhood plans, including specific open space sites and features, in guiding the expansion of the open space network.	No changes.
L304	UV47	Establish through the combined systems of urban trails, <u>green streets</u> and the City's designated boulevards, a network among the City's varied open space features and activity-urban villages and urban centers as well as connections with recreational and natural areas within the Puget Sound region.	Most goals and policies related to green streets and urban trails would be incorporated into the Transportation element. This policy provides the connection between these facilities, the open space network and the urban village strategy.
L291	UV48	Provide unstructured open play space for children in or near residential	No changes

Seattle's Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		neighborhoods.	
L292	UV49	Guide development of shoreline public access and recreation as important elements in the city's open space network.	No changes
L300	UV50	<p>Direct efforts to expand the open space network according to the following considerations:</p> <ol style="list-style-type: none"> 1. Locations for new facilities: <ol style="list-style-type: none"> a. Urban villages targeted for largest share of residential growth; especially those existing high density residential areas presently not served according to the population-based or distribution goals for urban village open space; b. Other urban village locations where an adopted subarea plan or recognized neighborhood plan includes open space recommendations consistent with these policies; and c. Specific locations enumerated in the Parks functional plan outside urban centers or villages. 2. Types of open space acquisitions and facility development: <ol style="list-style-type: none"> a. Village open space sites, urban center indoor recreation facilities, village commons sites, and community gardens; b. Critical open space linkages, connectors, and corridors that are highly accessible for active use within or directly serving urban villages, high density and/or high pedestrian, bicycle, or transit use areas; c. Open space linkages, connectors, and corridors that are highly accessible for active use serving other high pedestrian, bicycle, or transit use areas; 	No changes.

Seattle's Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Policy Number	Proposed Policy Number	Proposed Text	Rationale
		d. Other types of open space within or adjacent to urban villages that is accessible from adjacent urban villages.	
	UV51	<u>Promote sustainable management of public and private open spaces and landscaping including preserving or planting native and naturalized vegetation, removing invasive plants, protecting and enhancing wildlife habitat, and using an integrated pest management approach which favors natural over chemical pest management.</u>	Suggested through the amendments to the Environment element. Provides guidance regarding how the City and public should manage open spaces.
Public Projects			
L294	UV52	Seek to provide public open space in conjunction with major public projects such as utility and transportation projects, with the amount of open space based on the size of the project, open space needs of the adjacent areas, and the opportunities provided by the particular project.	No changes
L295	UV53	Emphasize flexibility in planning, designing, and developing new open space and encourage development of innovative projects.	No changes
L297	UV54	Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities, and include P-Patch community gardening among priorities for use of City surplus property.	No changes
L296, L301 to L303, L305 to L311			Incorporated into Transportation Element

Seattle's Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Goal/Policy Number	Proposed Goal/Policy Number	Proposed Goal/Policy	Rationale
Annexation			
	UVG40	<u>Recognize that cities are generally the appropriate provider of local urban services. Support efforts to annex urban areas adjacent to the City, as requested by the residents of those areas.</u>	Concept from Countywide Planning Policies.
L315	UV55	<p>Seek, through cooperative efforts with adjacent jurisdictions, an equitable and balanced resolution to jurisdictional boundaries of the remaining unincorporated areas adjacent to the City's limits. Future annexations to Seattle and/or City boundary changes shall be based on the following:</p> <ol style="list-style-type: none"> 1. The area has access or can easily be connected to areas already served by the City, allowing efficient delivery of services to the area; 2. The City can readily provide services to the area; and 3. The boundary changes or interjurisdictional agreements will result in a fair and equitable distribution of revenues, facilities development and maintenance and operating costs, and transfer of assets. 	No changes.
L312	UV56	<p>Designate as Potential Annexation Areas unincorporated areas that include parcels currently owned by the City or small areas almost completely surrounded by land currently within <u>adjacent to Seattle's city limits that the City can commit to providing with urban services. Work with the affected community and other jurisdictions adjacent to the Potential Annexation Area to identify the appropriate boundaries for each Potential Annexation Area. Areas meeting these conditions are designated as Potential Annexation Areas as shown in Land Use</u> <u>Urban Village</u> Figure 8.</p>	Provide for a broader range of potential annexation areas, including West Hill and North Highline.

Seattle’s Comprehensive Plan Update – City Staff Recommended Change Matrix

URBAN VILLAGES ELEMENT

Existing Goal/Policy Number	Proposed Goal/Policy Number	Proposed Goal/Policy	Rationale
L313	UV57	Favorably consider annexation requests by the residents of unincorporated areas to meet regional growth management goals.	No changes.
L314	UV58	Support annexations of unincorporated areas to surrounding jurisdictions by being involved in public participation efforts to determine local sentiment regarding annexations, participating in the development of interlocal agreements concerning final annexation plans with the goal of eventually eliminating any unincorporated island areas, and participating in the evaluation of any proposals to create new jurisdictions in these areas.	No changes.

Changes to Appendices:

Land Use Appendix A: Map of Urban Centers, Urban Villages, and Manufacturing/Industrial Centers

- Rename as Urban Villages Appendix A

- Change designation of South Lake Union to an Urban Center

Land Use Appendix B: Growth Targets and Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages and Residential Urban Villages

- Rename as Urban Villages Appendix B: Growth Estimates for Urban Centers, Center Villages, Manufacturing/Industrial Centers, Hub Urban Villages and Residential Urban Villages

- Update to reflect new estimates for each Center and Village (See attached)

- Include Manufacturing/Industrial Centers

- Move South Lake Union from Hub Urban Villages to Urban Centers

- Update footnotes

Land Use Appendix E: Growth Management Projections for the City of Seattle

- Rename as: Urban Villages Appendix C, or

- Delete

Land Use Appendix F: City Open Space and Recreation Facility Goals

- Rename as: Urban Villages Appendix D

Proposed 2004-2024 Housing Estimates
for Urban Centers, Hub Urban Villages and Residential Urban Villages

	Land Area (Acres)	2004 Households	2004 Density (HH/Acre)	New Growth Estimate (2004- 2024)	2024 Density (HH/Acre)
URBAN CENTERS					
1st Hill/Capitol Hill	916	22,520	25	3,500	30
12th Avenue	160	1,450	9	700	14
Capitol Hill	397	12,250	31	1,000	35
First Hill	228	6,020	26	1,200	33
Pike/Pine	131	2,800	21	600	27
Downtown Urban Center	952	15,700	16	10,000	28
Belltown	220	8,640	39	4,700	63
Chinatown-International District	171	1,910	11	1,000	18
Commercial Core	276	3,070	11	300	13
Denny Triangle	143	1,290	9	3,000	30
Pioneer Square	142	790	6	1,000	13
Northgate	411	3,490	8	2,500	15
South Lake Union	340	1,210	4	10,000	33
University*	758	6,850	9	1,300	11
University District Northwest	287	5,230	18	1,000	23
Ravenna	123	1,400	11	300	14
Uptown	297	4,580	15	1,000	20
HUB URBAN VILLAGES					
Ballard	425	5,010	12	1,000	15
Bitter Lake Village	359	2,010	6	800	8
Fremont	215	2,170	10	500	13
Lake City	142	1,920	13	900	21
North Rainier	453	1,590	4	900	6
West Seattle Junction	226	2,280	10	700	14
RESIDENTIAL URBAN VILLAGES					
23rd & Union-Jackson	515	3,730	7	650	9
Admiral	98	1,000	10	200	13
Aurora-Licton Springs	327	2,740	8	500	10
Columbia City	313	1,750	6	800	8
Crown Hill	173	1,110	6	250	8
Eastlake	200	2,760	14	250	16
Green Lake	109	1,520	14	250	17
Greenwood-Phinney Ridge	94	1,500	16	400	21
Madison-Miller	145	1,930	13	500	17
MLK at Holly St	375	2,080	6	500	7
Morgan Junction	114	1,090	10	200	12
North Beacon Hill	131	1,170	9	400	12
Queen Anne	53	1,370	26	200	31
Rainier Beach	250	1,260	5	600	8
Roosevelt	158	1,130	7	250	9
South Park	263	1,030	4	250	5
Wallingford	257	2,520	10	400	12
Westwood-Highland Park	276	1,860	7	400	9

- NOTES:
- These numbers would replace the numbers currently in the Land Use Appendix B. Using line-in/line-out format made this table too difficult to read.
 - Manufacturing/Industrial Centers do not have Housing Estimates.
 - The University Community Urban Center includes the University of Washington Campus, which is not a separate Urban Center Village.

Proposed 2004-2024 Employment Estimates
for Urban Centers, Hub Urban Villages and Manufacturing/Industrial Centers

	Land Area (Acres)	2002 Jobs	2002 Density (Jobs/Acre)	New Growth Estimate (2004- 2024)	2024 Density (Jobs/Acre)
URBAN CENTERS					
1st Hill/Capitol Hill	916	37,940	41	4,600	47
12th Avenue	160	4,040	25	700	30
Capitol Hill	397	7,300	18	900	21
First Hill	228	22,020	97	2,000	105
Pike/Pine	131	4,580	35	1,000	52
Downtown Urban Center	952	156,960	165	28,500	213
Belltown	220	19,760	90	4,000	124
Chinatown-International District	171	5,080	30	2,000	41
Commercial Core	276	103,790	376	10,000	444
Denny Triangle	143	18,020	126	9,000	205
Pioneer Square	142	10,310	73	3,500	123
Northgate	411	11,030	27	4,000	38
South Lake Union	340	19,690	58	23,000	135
University*	758	32,360	43	6,000	53
University District Northwest	287	6,170	21	2,500	37
Ravenna	123	1,960	16	500	21
Uptown	297	15,570	52	1,100	61
HUB URBAN VILLAGES					
Ballard	425	4,780	11	700	13
Bitter Lake Village	359	4,010	11	700	13
Fremont	215	6,430	30	800	34
Lake City	142	1,510	11	600	17
North Rainier	453	4,670	10	700	14
West Seattle Junction	226	2,670	12	700	16
Manufacturing/Industrial Centers					
Ballard-Interbay-Northend	941	15,320	16	1,800	19
Greater Duwamish	4961	64,500	13	6,600	15

- NOTES:
- These numbers would replace the numbers currently in the Land Use Appendix B. Using line-in/line-out format made this table too difficult to read.
 - Residential Urban Villages do not have Job Estimates.
 - The University Community Urban Center includes the University of Washington Campus, which is not a separate Urban Center Village.